| 122.0 | 0006 | 0013.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 965,200 / 965,200 |
| | | | | | USE VALUE: | 965,200 / 965,200 |
| | | | | | ASSESSED: | 965,200 / 965,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 24 | | GOULD RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WINKLER IRWIN C & |
| Owner 2: | MC CARTHY ELEANOR M |
| Owner 3: | |
| Street 1: | 24 GOULD ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | WINKLER IRWIN C--ETAL - |
| Owner 2: | MC CARTHY ELEANOR M - |
| Street 1: | 24 GOULD ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 4,930 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 2122 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4930.000 | 403,000 | | 562,200 | 965,200 |
| Total Card | 0.113 | 403,000 | | 562,200 | 965,200 |
| Total Parcel | 0.113 | 403,000 | | 562,200 | 965,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.85 | /Parcel: 454.8

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 79113 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/18/17 |

!9548!

## PREVIOUS ASSESSMENT

Parcel ID: 122.0-0006-0013.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 403,100 | 0 | 4,930. | 562,200 | 965,300 | 965,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 304,400 | 0 | 4,930. | 593,500 | 897,900 | 897,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 304,400 | 0 | 4,930. | 437,300 | 741,700 | 741,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 304,400 | 0 | 4,930. | 418,500 | 722,900 | 722,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 304,400 | 0 | 4,930. | 387,300 | 691,700 | 691,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 288,100 | 0 | 4,930. | 324,800 | 612,900 | 612,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 288,100 | 0 | 4,930. | 317,300 | 605,400 | 605,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 288,100 | 0 | 4,930. | 302,300 | 590,400 | 590,400 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:00:34 |

## LAST REV

| Date | Time |
|---|---|
| 12/11/17 | 13:28:48 |
| ekelly | |
| 9548 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 79113 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| WINKLER IRWIN C | 60931-109 | | 1/9/2013 | Convenience | 99 | No | No | | |
| | 20087-384 | | 9/1/1989 | | 310,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/22/2014 | 878 | Wood Dec | 12,000 | | | | | |
| 12/3/2000 | 942 | Dormers | 50,000 | C | | | | 3 DORMERS 3RD-BATH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/18/2017 | MEAS&NOTICE | KB | Kevin B |
| 7/28/2014 | External Ins | PC | PHIL C |
| 11/25/2008 | Meas/Inspect | 345 | PATRIOT |
| 12/8/1999 | Inspected | 264 | PATRIOT |
| 11/17/1999 | Mailer Sent | | |
| 10/29/1999 | Measured | 263 | PATRIOT |
| 7/21/1992 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4930 | | Sq. Ft. | Site | | 0 | 90. | 1.27 | 10 | | | View | 10 | | | | | 562,222 | | | | | | 562,200 | |

Total AC/HA: 0.11318 | Total SF/SM: 4930 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 562,222 | Spl Credit | Total: 562,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1920 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.14481616 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 147.323 |
| Other Features: | 97500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 495067 |
| Depreciation: | 92082 |
| Depreciated Total: | 402984 |

## COMMENTS

PARTIAL VIEW OF SPY POND.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 9 | BRs: | 4 | Baths: | 1 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

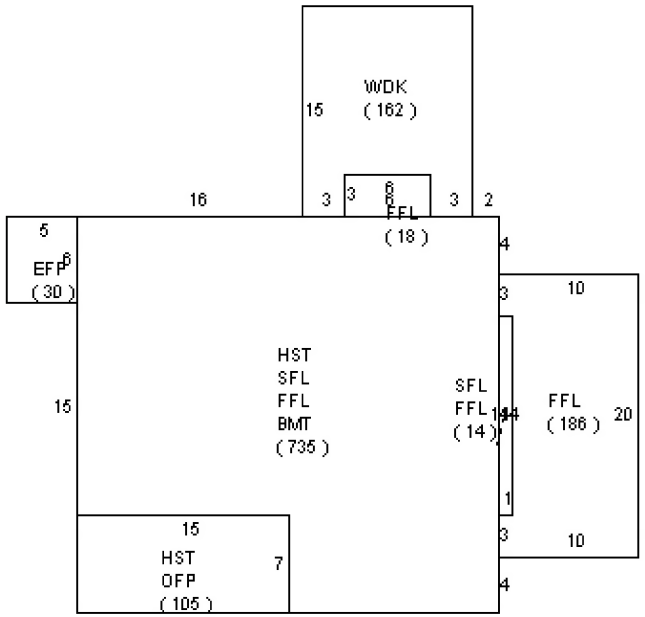
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 4 | M |
| Totals | | | |
| 1 | 9 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 162.06 |
| Special Features: | 0 | Val/Su Net: | 127.77 |
| Final Total: | 403000 | Val/Su SzAd | 189.92 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 953 | 147.320 | 140,399 |
| SFL | Second Floor | 749 | 147.320 | 110,345 |
| BMT | Basement | 735 | 44.200 | 32,485 |
| HST | Half Story | 420 | 147.320 | 61,876 |
| WDK | Deck | 162 | 12.050 | 1,952 |
| OFP | Open Porch | 105 | 31.890 | 3,348 |
| EFP | Enclos Porch | 30 | 71.870 | 2,156 |
| | Net Sketched Area: | 3,154 | Total: | 352,561 |
| Size Ad | 2122 | Gross Are | 3574 | FinArea 2122 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

## PARCEL ID

122.0-0006-0013.0

## IMAGE

AssessPro Patriot Properties, Inc

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|